

- SITE PLAN NOTES**
ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- PLANNING DEPARTMENT**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
 - ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
 - REMOVAL, TRANSPLANTING, PROTECTION AND OR MITIGATION OF PROTECTED TREES, SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. TREE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.
- FIRE DEPARTMENT**
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- BUILDING INSPECTIONS**
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DIVISION'S APPROVAL.
- ENGINEERING**
- SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
- PARKS DEPARTMENT**
- ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
 - ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY THE CITY.

SITE DATA SUMMARY

CURRENT ZONING	D-1/PD-32 SHOPPING CENTER
PROPOSED USE	PROFESSIONAL OFFICE BUILDING (NON-MEDICAL)
LOT AREA	3.5411 AC. (154,250 S.F.)
BUILDING AREA	66,105 SQ. FT.
BUILDING HEIGHT:	32'-0" (2 STORY)
LOT COVERAGE	21% OF SITE
FLOOR AREA RATIO	0.43:1
PARKING REQUIRED (1/300)	220 SPACES
TOTAL PARKING PROVIDED	159 SURFACE PARKING 80 SUBGRADE PARKING 239 TOTAL PARKING 7 SPACES 8 SPACES
HC PARKING REQUIRED	239 SPACES x 15 = 3,585 SQ. FT
HC PARKING PROVIDED	42,726 SQ. FT. (27.5%)
INTERIOR LANDSCAPE AREA REQUIRED	103,634 SQ. FT.
INTERIOR LANDSCAPE AREA PROVIDED	2,685 SQ. FT. (7%)
IMPERVIOUS AREA	10,284 S.F. (27%)
OPEN SPACE REQUIRED	
OPEN SPACE PROVIDED	

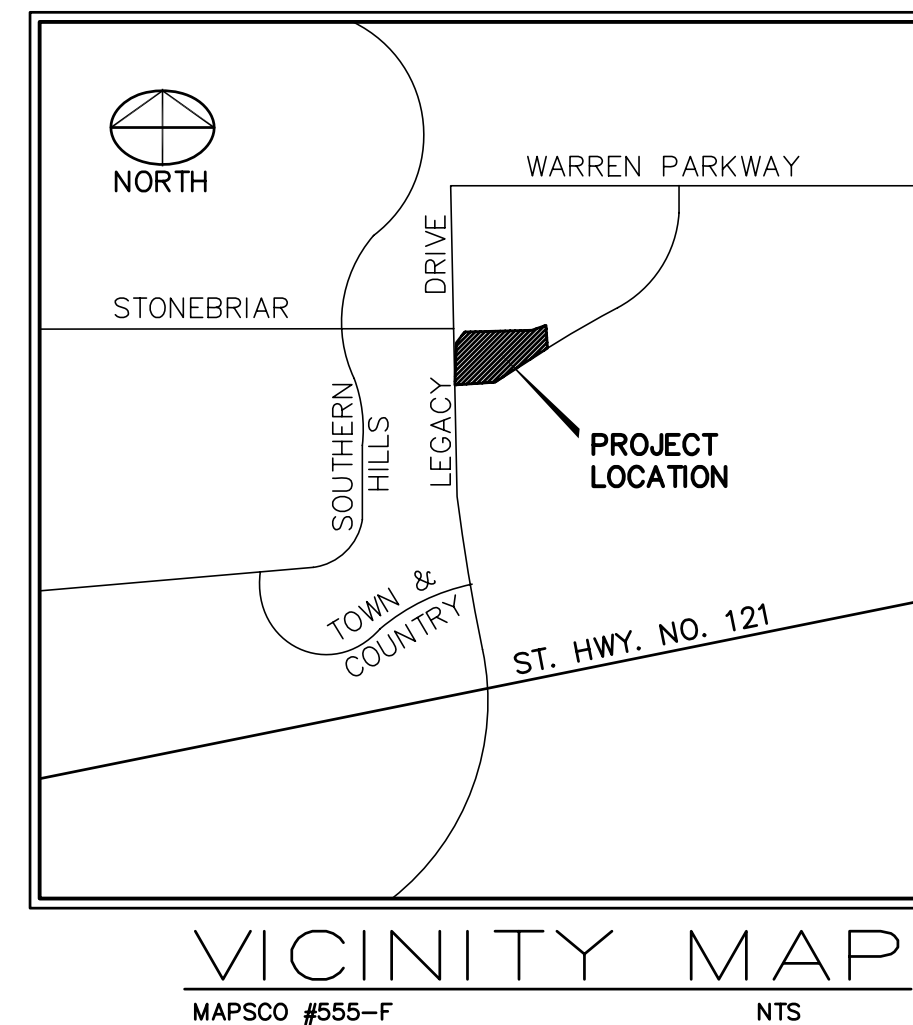
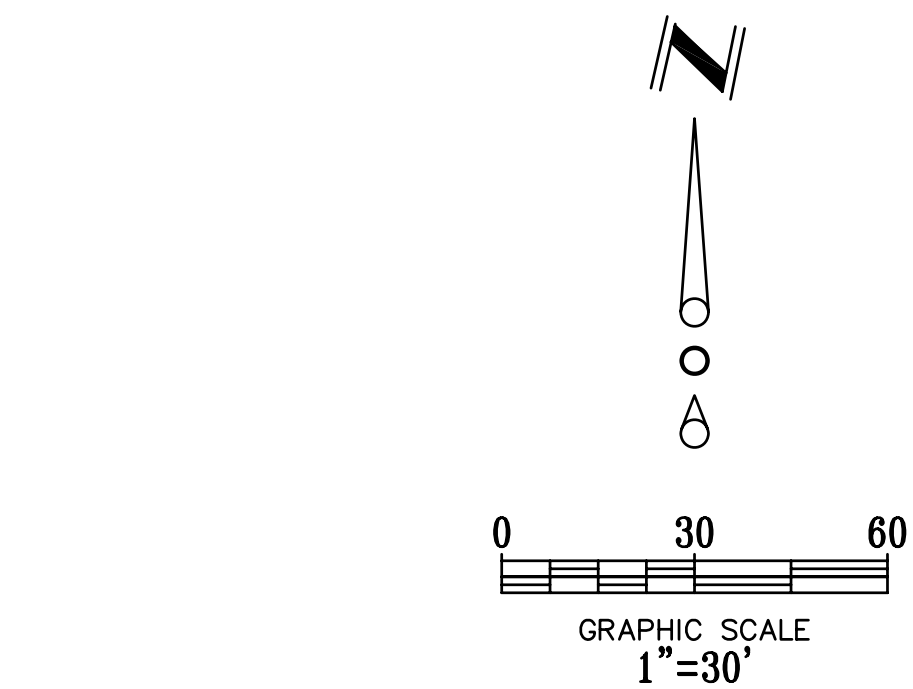
ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS (TAS)

OWNER LANDPLAN DEVELOPMENT CORPORATION 5400 DALLAS PARKWAY FRISCO, TEXAS 75034 214-618-3804	ENGINEER O'DONALD ENGINEERING, LLC 1601 E. LAMAR BLVD. SUITE 230 ARLINGTON, TEXAS 76011 CONTACT: DAVID GREER	SURVEYOR PBS & J 13800 MONFORT DRIVE, SUITE 230 DALLAS, TEXAS 75240 972-387-0771
--	--	--

NOTE:
NO FLOODPLAIN EXISTS ON THIS SITE.

NOTE:
THIS SITE PLAN HAS BEEN REVISED TO SHOW PROPOSED DRIVE-THRU BANKING FACILITIES.

THIS DOCUMENT IS REQUIRED BY THE CITY AND IS INTENDED TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION. THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF BRANDON O'DONALD, P.E. NO. 90241.



LEGEND

- EXISTING BY OTHERS CURB
- PROPOSED CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING BY OTHERS SANITARY SEWER PIPE
- EXISTING BY OTHERS WATER PIPE
- EXISTING BY OTHERS STORM SEWER PIPE
- WATER FIRE HYDRANT
- PROPOSED PARKING SPACES IN A ROW
- PROPOSED CONCRETE SITE PAVEMENT
- EXISTING FIRELANE

BENCHMARK
NOSE OF MEDIAN AT INTERSECTION OF STONEBRIAR AND LEGACY AS SHOWN ON SURVEY PREPARED BY KURTZ BEDFORD DATED JULY 19,1999.
ELEVATION: 686.21

CITY PROJECT #SP09-0002	
REVISED SITE PLAN	
LEGACY DRIVE OFFICE PARK	
BLOCK A, LOT 1	
COLLIN COUNTY SCHOOL LAND No.6 SURVEY	
ABSTRACT No.149	
CITY OF FRISCO	
COLLIN COUNTY, TEXAS	
	O'DONALD ENGINEERING LLC F-8885
1601 E. Lamar Blvd, Suite 210 Arlington, Texas 76011 Phone 817.794.0202 Fax 817.548.8430	
DATE 05/18/09	SCALE 1"=30'
JOB NO. OD08056	SHEET